

**City Of Rockwall**  
**Community Development Request Application**

1998-35-1  
35-2

<b>Items Submitted:</b>		
<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Site Plan <sup>2</sup>	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Landscape Plan
<input checked="" type="checkbox"/> Replat <sup>1</sup>	<input type="checkbox"/> Overlay District	<input type="checkbox"/> Treescape Plan
<input type="checkbox"/> Vacation of Plat	<input checked="" type="checkbox"/> Building Elevations	<input type="checkbox"/> Zoning / PD Request

**General Information:**

Addition Name: Market Place Addition Current Zoning: ~~HC~~ C

Proposed Zoning: ~~HC~~ C No. Of Acres: 21.43 No. Of Lots: 1 No. Of Units: ---

General Location of Property (or) Address: Southwest corner of Interstate 30 and Market Center Street

Proposed Use For Property: Retail Center

Owner's Name: Scott Dabney

Applicant's Name: Nicholas Sulkowski

Company: RW Market Place Associates, Ltd.

Company: Kimley-Horn and Associates, Inc.

Address: 8150 N. Central Expwy., Suite 795

Address: 12700 Park Central Drive, Ste. 1800

City, State, Zip: Dallas, TX 75206

City, State, Zip: Dallas, TX 75251

Phone: (214) 750-8850

Phone: (972) 770-1300

Representative's Name: Nicholas Sulkowski

Submitted By: Nicholas Sulkowski

Company: Kimley-Horn and Associates, Inc.

Company: Kimley-Horn and Associates, Inc.

Address: 12700 Park Central Dr., Ste. 1800

Address: 12700 Park Central Drive, Suite 1800

City, State, Zip: Dallas, TX 75251

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Phone: (972) 770-1300

Phone: (972) 770-1300

**Submittal Fee: (Notaries are available)**

**BEFORE ME**, a Notary Public, on this day personally appeared \_\_\_\_\_ the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Applicant Signature

SUBSCRIBED AND SWORN TO before me, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public in & for the State of Texas

[ Seal ]

City of Rockwall  
City Council

**Agenda Date:** 7/20/1998

**Applicant:** Kimley - Horn

**Agenda Item:** PZ-1998-35-2 Site Plan

A request from Kimley-Horn & Associates for a replat, site plan and landscape plan for a tract of land currently zoned commercial containing approximately 21 acres and generally located at the southwest corner of I-30 at Market Center Street

**Action Needed:**

Discuss and consider the request.

**Background Information:**

The subject property contains approximately 21 acres and is zoned commercial. This tract is part of the original Home Depot tract that is being replatted for development. This site is being developed as one lot for the retail center. The tract takes access from I-30 frontage Road, Market Center Drive and the future Ralph Hall Pkwy.

A continuous deceleration lane has been added to the two drives along the I-30 frontage road. The fire lanes have been revised and cross access has been added to the church property to the west. A 6' wood fence with concrete columns will be used for a portion of the property adjacent to the church site. This fence will be used only in the area that juts out behind the Linens and Things building. The remainder of the site will be a screening hedge and berm as shown on the cross section with the building elevations. We have asked the applicant to provide a detail of the wood fence. Staff has asked the applicant to add additional treatment to the rear of the buildings.

a continuous deceleration lane has been added to the

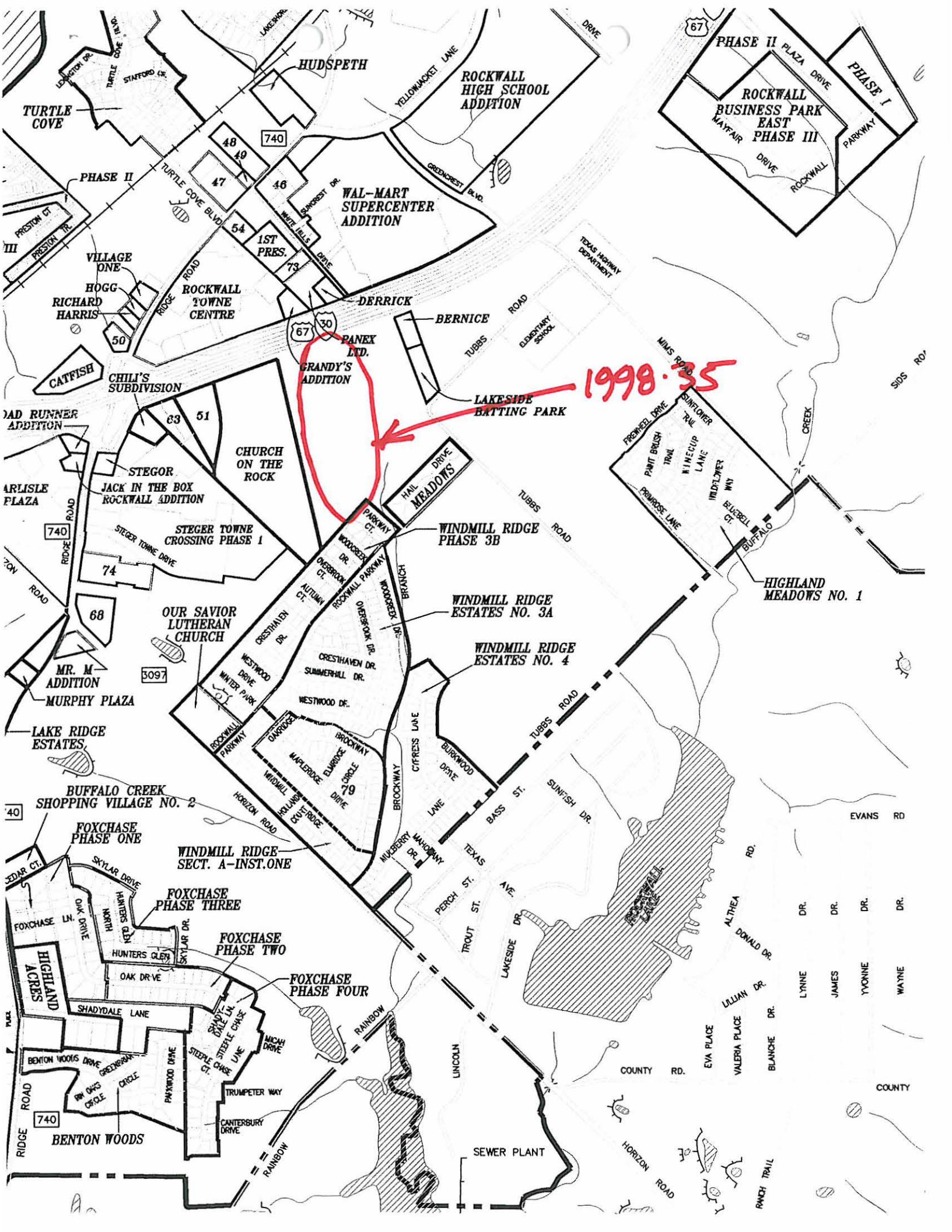
**Staff Recommendation:**

Recommends Approval of the request with the following condition(s).

1. Approval of engineering plans with final plat.
2. Additional building treatment be added to the rear of the building to more closely match the front of the buildings.

**P & Z Recommendation:**

Approval of the request with staff recommendations



WAL-MART SUPERCENTER ADDITION

ROCKWALL HIGH SCHOOL ADDITION

PHASE II PLAZA DRIVE  
PHASE I  
ROCKWALL BUSINESS PARK EAST PHASE III  
MAYFAIR DRIVE  
ROCKWALL PARKWAY

GRANDY'S ADDITION

1998-35

LAKESIDE BATTING PARK

WINDMILL RIDGE PHASE 3B

WINDMILL RIDGE ESTATES NO. 3A

WINDMILL RIDGE ESTATES NO. 4

HIGHLAND MEADOWS NO. 1

OUR SAVIOR LUTHERAN CHURCH

STEGOR JACK IN THE BOX ROCKWALL ADDITION

BUFFALO CREEK SHOPPING VILLAGE NO. 2

FOXCHASE PHASE ONE

WINDMILL RIDGE SECT. A-INST. ONE

FOXCHASE PHASE THREE

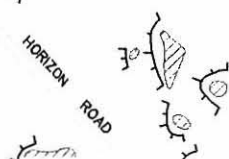
FOXCHASE PHASE TWO

FOXCHASE PHASE FOUR

BENTON WOODS

SEWER PLANT

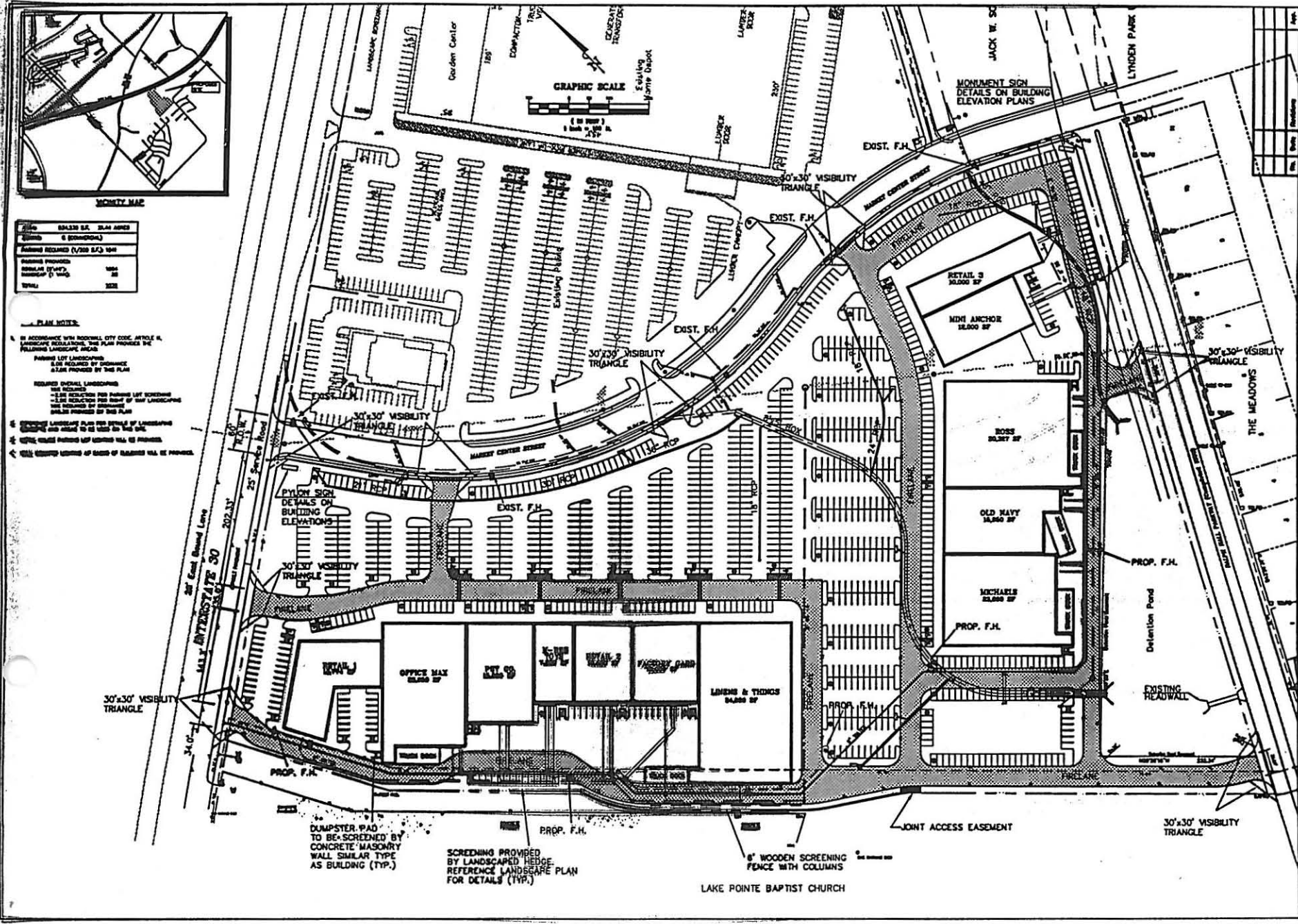
EVANS RD  
LYNNE DR  
JAMES DR  
YVONNE DR  
WAYNE DR  
ALTHEA DR  
DONALD DR  
LILLIAN DR  
VALERIA PLACE  
BLANCHE DR  
COUNTY RD  
COUNTY RD





PLAT	3435 S.E. 21st AVENUE
SECTION	6 (COMMERCIAL)
PARKING REQUIRED (1/200 S.F.)	1041
PARKING PROVIDED	1041
MINIMUM (1/200)	1041
TOTAL	1041

- PLAN NOTES:**
- IN ACCORDANCE WITH HOUSTON CITY CODE, ARTICLE 14, LANDSCAPE PROVISIONS, THIS PLAN PROVIDES THE FOLLOWING LANDSCAPE AREAS:
  - PARKING LOT LANDSCAPING: PLAN REQUIRED BY ORDINANCE. A SIGN PROVIDED BY THIS PLAN.
  - REQUIRED SPECIAL LANDSCAPING:
    - LANDSCAPING FOR PARKING LOT SCREENING
    - LANDSCAPING FOR BUILDING LOT SCREENING
    - LANDSCAPING FOR STREET FRONTAGE
    - LANDSCAPING FOR DRIVEWAY FRONTAGE
  - LANDSCAPE PLAN FOR THE SCREENING OF LANDSCAPING AREAS AND SHALL BE USED TO THE END.
  - LANDSCAPING SHALL BE PROVIDED AS SHOWN.
  - ALL REQUIRED AREAS OF EACH OF THESE SHALL BE PROVIDED.



DUMPSTER PAD TO BE SCREENED BY CONCRETE MASONRY WALL SIMILAR TYPE AS BUILDING (TYP.)

SCREENING PROVIDED BY LANDSCAPED HEDGE, REFERENCE LANDSCAPE PLAN FOR DETAILS (TYP.)

8' WOODEN SCREENING FENCE WITH COLUMNS

LAKE POINT BAPTIST CHURCH

JOINT ACCESS EASEMENT

30'x30' VISIBILITY TRIANGLE

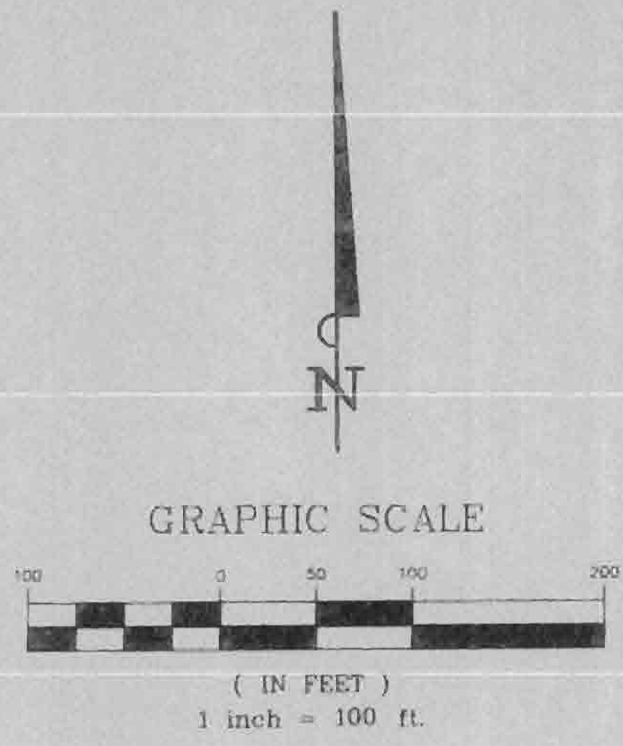
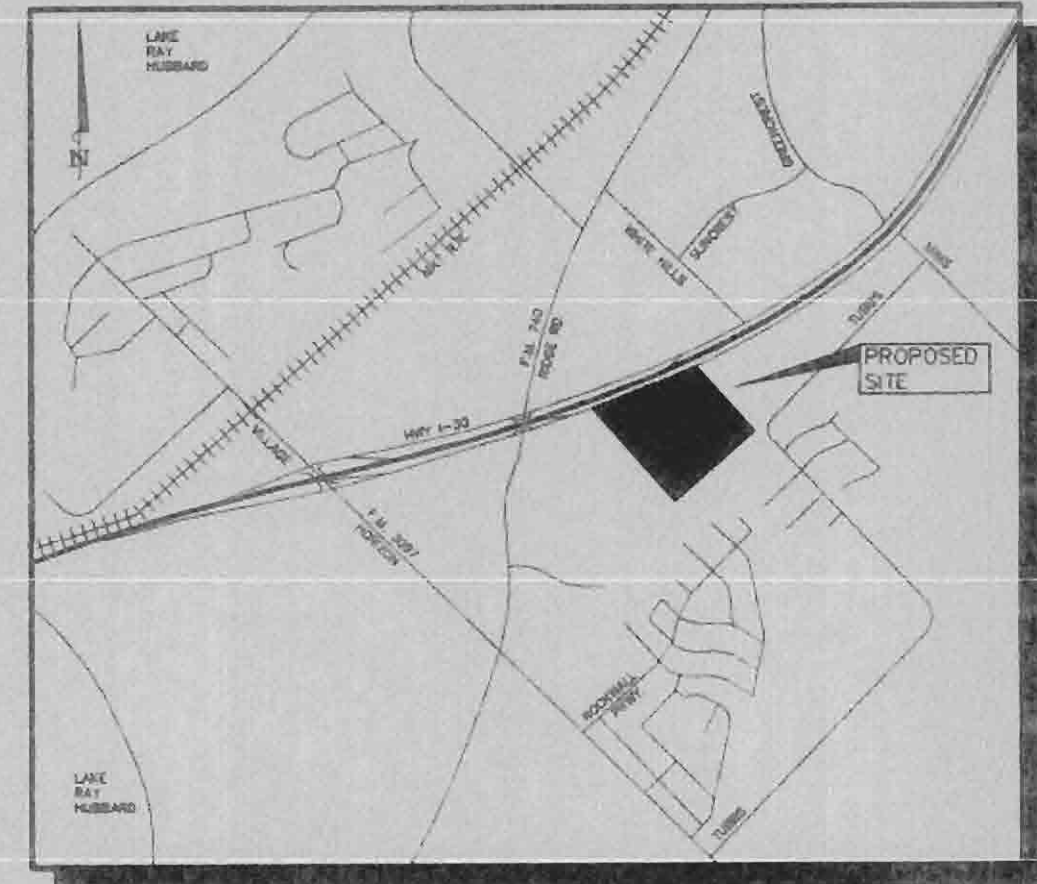
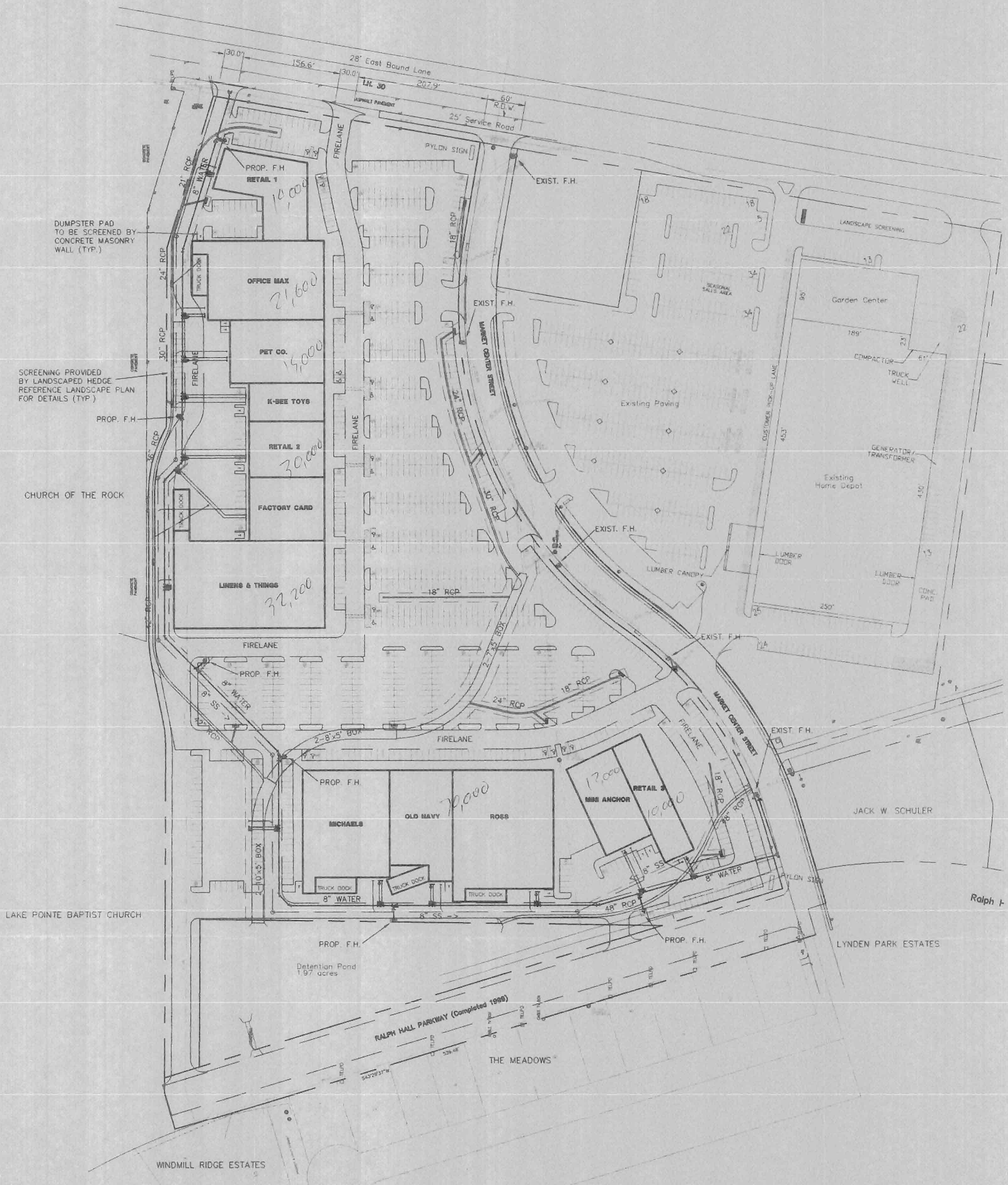


ROCKWALL RETAIL CENTER  
CITY OF ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 40'
Designed by:	SH
Drawn by:	SLC
Checked by:	SLC
Date:	JUNE 2008
Project No.:	08000000

SHEET C-2



AREA:	934,236 S.F.	21.44 ACRES
ZONING:	HC (HIGHWAY COMMERCIAL)	
PARKING REQUIRED (1/200 S.F.):	1041	
PARKING PROVIDED:		
REGULAR (9'x18')	1056	
HANDICAP (1 VAN)	20	
TOTAL	1076	

- SITE PLAN NOTES:**
- IN ACCORDANCE WITH ROCKWALL CITY CODE, ARTICLE III, LANDSCAPE REGULATIONS, THIS PLAN PROVIDES THE FOLLOWING LANDSCAPE AREAS:  
 PARKING LOT LANDSCAPING:  
 5.0% REQUIRED BY ORDINANCE  
 ±7.0% PROVIDED BY THIS PLAN  
  
 REQUIRED OVERALL LANDSCAPING:  
 15% REQUIRED  
 -2.5% REDUCTION FOR PARKING LOT SCREENING  
 -7.5% REDUCTION FOR RIGHT OF WAY LANDSCAPING  
 10% REQUIRED BY ORDINANCE  
 ±10.3% PROVIDED BY THIS PLAN
  - REFERENCE LANDSCAPE PLAN FOR DETAILS OF LANDSCAPING CONCEPTS AND AREAS TO BE USED ON THIS SITE
  - METAL HALIDE PARKING LOT LIGHTING WILL BE PROVIDED
  - WALL MOUNTED LIGHTING AT BACKS OF BUILDINGS WILL BE PROVIDED.

**FILE COPY**

App. \_\_\_\_\_  
 Revisors \_\_\_\_\_  
 Date \_\_\_\_\_  
 No. \_\_\_\_\_  
**Kimley-Horn and Associates, Inc.**  
 12700 Park Central Drive, Suite 4800  
 Dallas, Texas 75221  
 Tel. No. (972) 238-1300  
 Fax No. (972) 238-3500

**ROCKWALL RETAIL CENTER**  
**CITY OF ROCKWALL, TEXAS**

**SITE PLAN**

**FILE COPY**

**98-35**

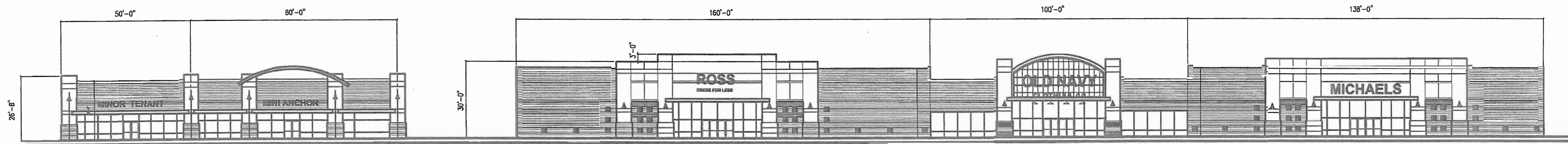
Scale: 1" = 100'  
 Designed by: NES  
 Drawn by: DIC  
 Checked by: KSC  
 Date: JUNE 1998  
 Project No. 063284-03

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.

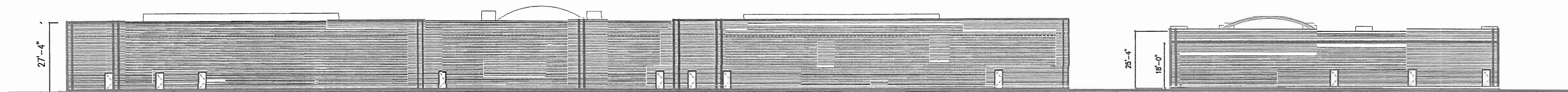
Kimley-Horn and Associates, Inc.  
 ENGINEERS, PLANNERS AND ENVIRONMENTAL CONSULTANTS  
 Engineer: KEVIN GASKEY  
 P.E. No. 69165 Date 06/24/98

SHEET  
**C-2**  
 OF

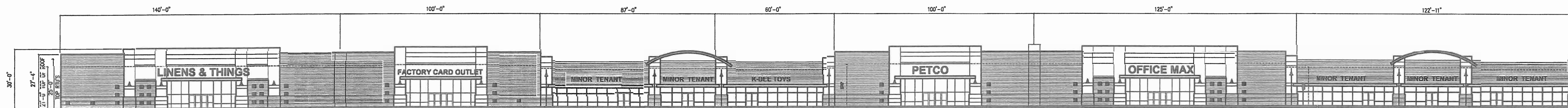
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 user: ksc, plot: ksh, scale: 1/4" = 1'



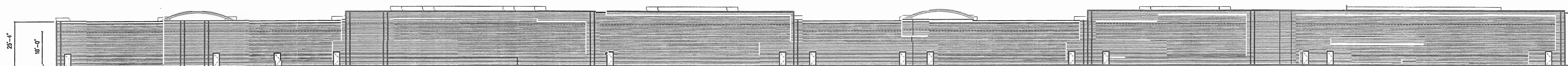
**FRONT ELEVATION A**



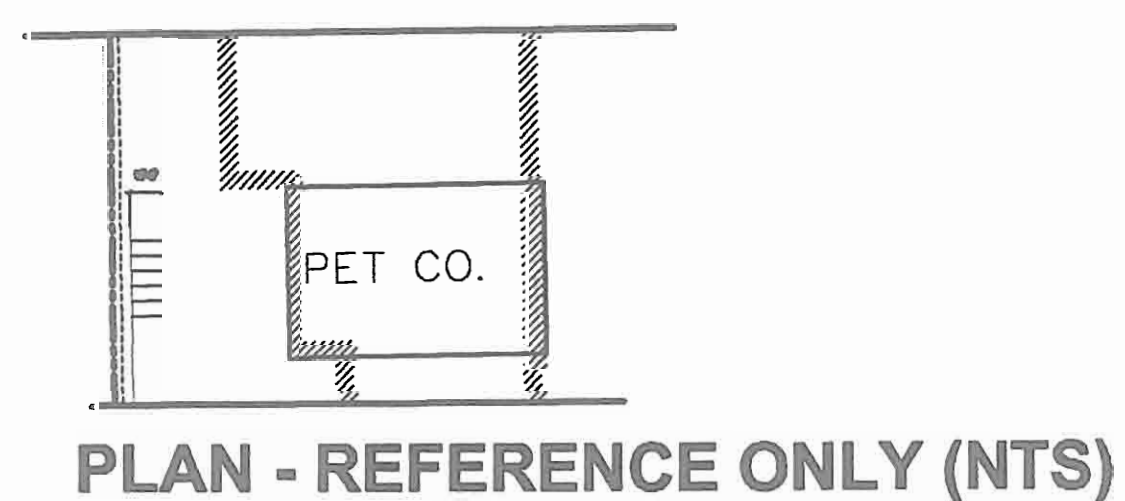
**REAR ELEVATION A**



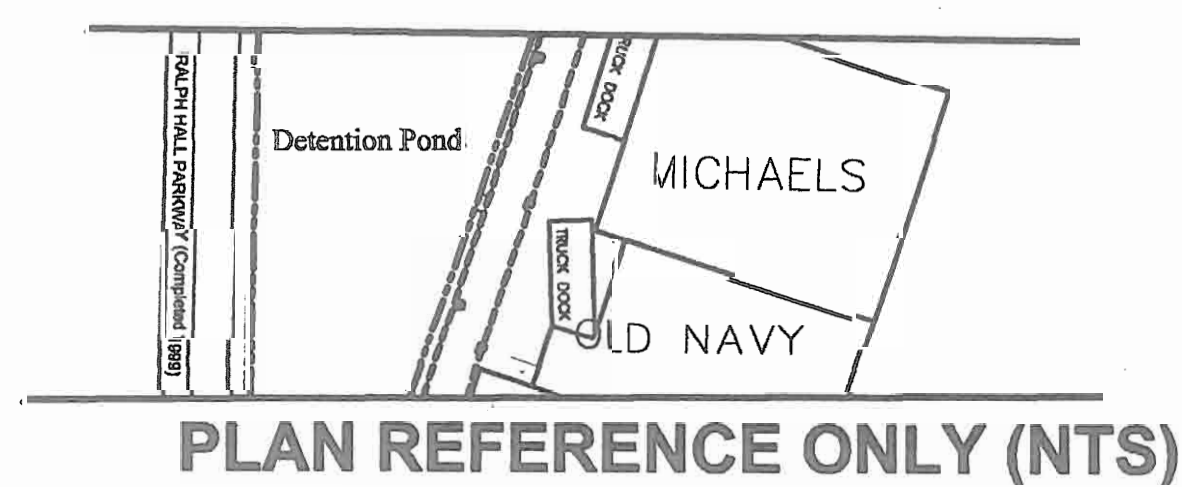
**FRONT ELEVATION B**



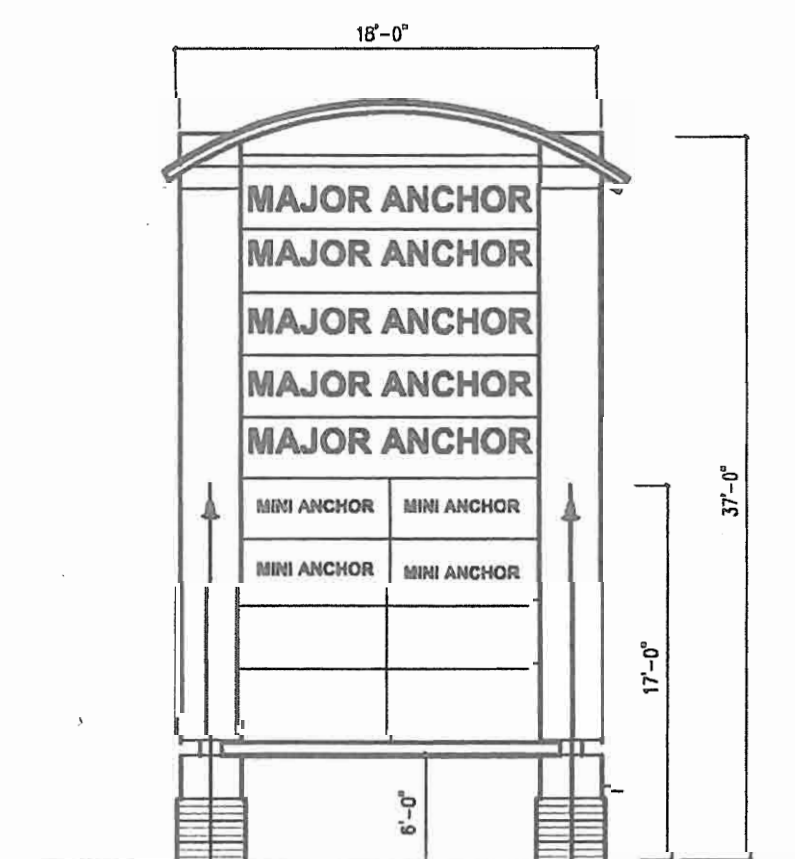
**REAR ELEVATION**



**PLAN - REFERENCE ONLY (NTS)**



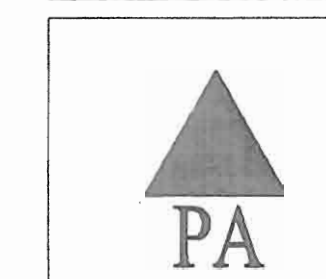
**PLAN REFERENCE ONLY (NTS)**



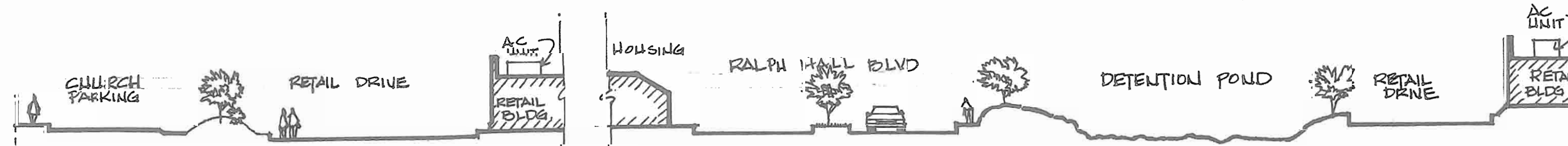
**PYLON SIGN CONCEPT**

Project: 9725  
 File: 3101-CITY2  
 Date: 07/08/98  
 Scale: NTS

NORTH



PARTNERS IN ARCHITECTURE  
 9603 WHITEROCK TR., STE. 220  
 DALLAS, TEXAS 75238  
 214 340 1234 (fax 214 340 1729)  
 email: mail@partnersinarchitecture.com  
 http://www.partnersinarchitecture.com



**CROSS SECTION WEST (CHURCH) SIDE**

**CROSS SECTION RALPH HALL BLVD**

**ROCKWALL RETAIL MARKETPLACE CENTER**

FILE COPY  
 98-35

# MINUTES OF THE ROCKWALL CITY COUNCIL

July 20, 1998

**Call to Order**

The Rockwall City Council met in regular session at the Rockwall Community Building, Washington Street, in lieu of the Council Chambers, due to mechanical problems at City Hall. Present were Mayor Hatfield, Mayor Pro Tem Welborn, and Councilmembers Buffington, Coleson, Morgan, and Self. Councilmember Morris was out of town. The Mayor called the meeting to order at 6:05 p.m. The Invocation and Pledge of Allegiance were led by Councilmember Buffington.

**Presentation of Plaque to Pat Luby for Service on City of Rockwall City Council.**

Mayor Hatfield presented past Councilmember Pat Luby with a plaque thanking him for his service on the Council.

**Presentation of Proclamation for National Night Out.**

Mayor Hatfield presented the proclamation to Sergeant Terry Garrett, Officers Carl Alsabrook and Eric Elder as well as community hosts for National Night Out , Terry Raulston and Sam Noel .

**Consent Agenda:**

**Consider Approval of Minutes of July 6, 1998 and July 13, 1998 and Take Any Necessary Action**

**Consider Approval of Bid for Motor Grader Repair and Take Any Necessary Action.**

**Consider Approval of an Ordinance Granting a Request from Doyle Anderton for an Expansion of the Existing CUP for outdoor commercial amusement, golf driving range and a site plan for a golf course as part of a commercial development (2<sup>nd</sup> Reading).**

**Consider Approval of Bid for Lift Station Electrical Rehab Project and Computer Control Programming for Lift Station Control and Alarms for 2 lift stations and Take Any Necessary Action.**

Welborn asked for the minutes to be pulled from the consent agenda for a separate vote and moved for approval of the remainder of the consent agenda. Buffington seconded the motion. Kindred read the ordinance caption:

Ordinance No. 98-22

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT AN EXPANSION TO AN EXISTING CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT AND OUTDOOR GRASS SALES ON A TRACT O F LAND DESCRIBED HEREIN IN THE "HWY. C." HIGHWAY COMMERCIAL ZONING DISTRICT ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

These items on the consent agenda passed by a unanimous vote.

60 Welborn moved for approval of the minutes of July 13, 1998 and Buffington  
seconded the motion. The vote was unanimous in favor.

Morgan moved for approval of the July 6, 1998 minutes. Coleson seconded the  
65 motion and the vote was as follows:

AYES: Buffington, Coleson, Hatfield, Morgan, Self

ABSTENTIONS: Welborn

### 70 **Appointments/Plats/Plan/Public Hearings**

#### 75 **Appointment with Representative of the Cultural Arts Commission to Hear Request and Consider Approval of a Request from the Cultural Arts Commission for Additional Funding for the Cultural Arts Fair and Take Any Necessary Action.**

75 Joetta Welch Currie, Cultural Arts Commission came forward and made a request  
for approval of funding in the amount of \$500 for use in planning their Celebrity Art  
Auction to be spent specifically on bulk rate permit, postage, mailing labels, paper  
and printing. Currie gave Council a report on how plans were progressing and the  
80 anticipated cost of the event.

Coleson moved for approval of the Cultural Arts Commission request for \$500 in  
funding and Morgan seconded the motion. The Council voted unanimously to  
85 approve the funding.

#### 85 **Appointment with Chairman of Planning and Zoning Commission**

The Mayor recognized Ross Ramsay, Chairman and Ramsay indicated he would  
be available for questions.

90 **1998-33-1-CP/1998-33-2-Z Hold Public Hearing to Consider Approval of an  
Ordinance Granting a Request from Rockwall Northshore JV for a change in  
zoning from Agriculture to SF-10 and to consider approval of a concept plan  
for a tract of land containing approximately 34 acres and generally located  
95 on SH-205 north of Harlan Park.**

100 **1998-34-1-CP/1998-34-2-Z Hold Public Hearing to Consider Approval of an  
Ordinance Granting a Request from Mable Orr Dalton for a Change in Zoning  
from Agriculture to SF-10 and to Consider Approval of a Concept Plan for a  
tract of land generally located on SH-205 North of Harlan Park.**

105 Crolley presented the Staff reports on the two coordinating cases. He indicated  
that the applicant was proposing to change the zoning from Agriculture to SF-10  
and that the property consisted of two tracts of approximately 34 acres and 37  
acres. He reported that the applicant proposed to develop both tracts together and  
gave an overview of the proposed development. He reported that Staff  
recommended approval with the following conditions:

- 110 1. The proposed lots north of Hunt Lane be increased in size on the  
concept plan to approximately the same size as the existing lots



- south of the subject property.
2. Turn lanes and deceleration lanes be reviewed on S.H. 205 with the plat.
  3. Determination be made regarding access easement/road along the east side of the property prior to plat approval.
  4. Any substantial revision to the concept plan will require approval of the Planning and Zoning Commission and City Council.
  5. Approval of the Park Board proposal by the Park Board.

Crolley reported that the Planning and Zoning Commission recommended approval with Staff conditions. He stated that since the applicant was requesting no alleys for a portion of the development, Staff had asked to see the concept plan and that there were still some drainage and engineering issues to be worked out. He reported that the concept plan would address the layout of streets and areas without alleys. Welborn expressed concern over the lack of alleys along the property adjacent to the vacant agricultural land. She stated that eventually that land would be residential and that she didn't want a future Council to have to waive alley access.

Hatfield opened the public hearing.

Evone Sullivan, 521 Cellers Court, came forward and expressed concern over access to the proposed development. She indicated that her home was the last home in Harlan Park and that she was concerned that the proposed access road would go through her back yard. Crolley indicated there were several pieces of land between her and where the street would connect.

James Blythe, 917 Silver Creek, Development Coordinator for the project, came forward and indicated that there was a county road which had never been abandoned and that they were in the process of determining the exact location of it. He indicated there were three access points into the property. Sullivan indicated she didn't want the road to turn into a major road. Blythe indicated he was aware there was an access point there, but that it had not been finalized.

Joe Holt, 1230 Signal Ridge, representing Mable Dalton, stated that their understanding was that there was a County road maintained and accessed in the past. Holt indicated that they were trying to make the development compatible to Phase 2 of Heritage Heights, which had no alleys. Holt indicated that it was uncertain as to whether some of the area to the north of the tracts was in the floodplain and that the drainage issues would be need to be addressed.

Morgan asked whether the water feature would be for for water impoundment, wet weather only, or if there would be a pumping station.

Blythe indicated that they envisioned a series of low water dams for water retention, but that final analysis had not been done. He indicated they were aware there was a problem with drainage there. Blythe indicated they didn't want it to become a drainage ditch, but rather a series of small lakes.

Ms. Sullivan asked what the total number of homes in the development would be. Blythe indicated that there were 205 proposed under the concept plan. Welborn

asked Blythe how much longer it would be before the details were worked out. Blythe indicated that if Council approved this request, the engineers would begin hydraulic studies and the preliminary plat should be ready for filing by the next filing date and the project ready to go in September or October.

Welborn indicated she was comfortable with the zoning change, but not the concept plan. Crolley indicated that the applicant would be coming back to Planning and Zoning.

Hatfield closed the public hearing.

Welborn moved to approve the change in zoning and to approve the concept plan subject to the conditions of Staff and Planning and Zoning plus formalizing that there would be no front entry garages and determination if the land adjacent was suitable for building. Coleson seconded the motion. Kindred read the caption.

Ordinance No. 98-30

An ordinance of the City of Rockwall, Texas, Amending the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended so as to change the zoning on a tract of land which is more fully described herein from "A" Agriculture to "SF-10" Single Family - 10 Zoning Classification; correcting the official zoning map; Providing for a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; providing for a severability clause; providing for a repealer clause; and providing for an effective date.

Ordinance No. 98-31

An ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance of the City of Rockwall as Heretofore Amended so as to Change the Zoning on a Tract of Land which is more fully Described herein from "A" Agriculture to "SF-10" Single Family Zoning Classification; correcting the official zoning map; providing for a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; providing for a severability clause; providing for a repealer clause; and providing for an effective date.

The vote to approve both ordinances was unanimous in favor.

**1998-38-1-CUP Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from the YMCA for a Conditional Use Permit to allow less than 90% masonry for a swimming pool enclosure at the YMCA pool located at 1210 Goliad and Take Any Necessary Action.**

Crolley indicated the applicant was proposing to enclose the existing pool and that the portions visible from the street would include brick columns, sliding glass doors and the polycarbonate material. Crolley indicated that the proposal did not include brick columns in the areas along the back of the building, but that Staff had reviewed the materials and felt confident that they would be attractive. He reported that the polycarbonate material would come all the way down to replace the brick columns on the back of the building. He reported that Staff and the Planning and Zoning Commission recommended approval of the request.

Hatfield opened the Public Hearing. Jerry Vincent, 516 Prestridge Heath, and Representative for the YMCA, came forward to encourage approval and indicated that the proposed material was more durable than glass and provided better ultraviolet screening. He indicated that Allen Dawson was also present to answer any questions.

220 Hatfield closed the public hearing. Morgan stated it looked sensible and attractive  
and moved for approval of the applicant's request with Staff and Planning and  
Zoning conditions. Kindred read the ordinance caption:

Ordinance Number 98-32

225 An Ordinance of the City of Rockwall, Texas Amending the Comprehensive Zoning  
Ordinance of the City of Rockwall as Heretofore Amended so as to Grant a Conditional Use  
Permit for a Structure Not Meeting the Exterior Materials Requirements on a Tract of Land  
230 Described Herein; providing for special conditions; providing for a penalty of fine not to  
exceed the sum of two thousand dollars (\$2,000.00) for each offense; providing for a  
severability clause; providing for a repealer clause; providing for an effective date.

The motion to approve the request was approved by a unanimous vote. Self asked  
about the timetable involved and Vincent reported that they hoped to have the  
opening date in January.

235 **1998-26-1-PP/1998-26-2-CP Consider Approval of a Request from Jim Meara  
for a Preliminary Plat and Concept Plan for a Commercial Development  
Containing Approximately 12 acres and Generally Located on the Southwest  
240 Corner of I-30 and Mims Road and Take Any Necessary Action.**

240 Crolley outlined the request. He indicated that Staff had worked with the applicant  
to address circulation on the concept plan between the lots and the proposed  
Ralph Hall Parkway. He reported that the applicant also proposed to abandon a  
245 portion of Tubbs Road as the site developed. He indicated that a phasing plan  
would be required to ensure that access and circulation were maintained on Tubbs  
Road until Ralph Hall Pkwy. was built and connected to Mims Road. Crolley  
indicated that Staff recommended that be accomplished with a facilities agreement.  
He stated that Tony Tramel, traffic engineer, was present for questions.

250 Crolley reported that Staff recommended approval of the request with the following  
conditions:

- 255 1. A facilities agreement be reached for phasing of abandonment of  
Tubbs Road prior to final plat approval.
2. Revise Tubbs Road right of way dedication at Mims Road to square  
up corner.
3. Revise Concept plan based on Tony Tramel's comments.

260 Crolley stated that the Planning and Zoning Commission recommended approval  
with staff recommendations.

265 Coleson asked if the development was dependent on Ralph Hall Parkway being  
approved on the bond issue. Crolley indicated it did take into account the road  
being there, but that the tracts had an orientation from I 30 and probably could  
survive with only I-30 frontage. He indicated there would be a section of roadway  
allowing access , regardless of the bond package.

270 Jim Meara, Applicant, 8150 N. Central Expressway, came forward. Council had  
no questions of the applicant. Welborn moved for approval subject to Staff and  
Planning and Zoning recommendations. Coleson seconded the motion and the  
motion to approve the concept plan passed by a unanimous vote.

**1998-35-1-RP/1998-35-2-SP/LP Consider Approval of Requesting from Kimley-**

275

**Horn & Associates for a replat, site plan and landscape plan for a tract of land currently zoned commercial and containing approximately 21 acres of land and generally located at the Southwest corner of I-30 and Market Center Street and Take Any Necessary Action.**

280

Crolley outlined the request as a replat, site plan and landscape plan. He stated the tract was part of the original Home Depot site and was being replatted for development. Crolley stated that the site was being developed as one lot for a retail center and that the tract would take access from I-30 frontage road, Market Center Drive and the future Ralph Hall Pkwy.

285

Coleson asked if this project was dependent on the passage of the Ralph Hall Parkway bond issue. Crolley indicated that two lanes of the parkway would be provided by escrowed funds.

290

Crolley reviewed the landscaping aspect of the request. He reported that the applicant and Church had reached an agreement for a 6' wood screening fence with stone columns for the area adjacent to the church.

295

Crolley outlined the elevation, screening and architectural features of the buildings. He indicated that Staff requested the applicant enhance the back of the buildings so that they were in line with the front of the buildings. Crolley stated that Staff recommended approval of the request with the following conditions:

300

1. Approval of engineering plans with final plat.
2. Additional building treatment be added to the rear of the building to more closely match the front of the buildings.
3. Trees be added to the rear of the building adjacent to Ralph Hall Parkway and behind the dock area adjacent to the church property.

305

Welborn asked if the air conditioning equipment would be screened from all sides. Crolley indicated it would be screened by parapet on all sides.

310

Steven Hundley, 9603 White Rock Trail, Dallas, came forward representing the Applicant. Hatfield asked when they anticipated construction. Hundley indicated that all the major tenants were signed. Hundley showed Council a palette depicting the colors proposed for the project. Self moved for approval of the replat, site plan and landscape plan. Buffington seconded the motion. The motion to approve passed by a unanimous vote.

315

**1998-36-1-RP Consider Approval of a Request from Kimley-Horn & Associates for a replat of a tract of land currently zoned commercial and containing approximately 33 acres and located at 710 I-30 and Take Any Necessary Action.**

320

Crolley outlined the request. He stated this item was in conjunction with the prior item and that this area was the site of Lake Pointe Baptist Church. He stated the site was being replatted to accommodate new property purchased by the church and a land swap with the adjacent property owner. Crolley stated that there was a previous right of way dedication provided by the church. However, based on the current thoroughfare plan, the only right of way needed was for Ralph Hall Parkway and Crolley reported that Staff proposed right of way previously dedicated be

325 traded for the Ralph Hall Pkwy. right of way. He indicated that Staff recommended  
approval with the following conditions:

1. Revise dedication area for Ralph Hall Pkwy.
2. Facilities Agreement for participation in Ralph Hall Pkwy. be entered  
330 into between the City and the Church.

Crolley stated that the Planning and Zoning Commission recommended approval  
with Staff conditions.

335 John Wardell, 701 I-30, Rockwall, Applicant, came forward. Buffington moved for  
approval of the replat with Staff conditions. Morgan seconded the motion and the  
replat was approved by a unanimous vote.

340 **1998-39-1-Site Plan Consider Approval of a Request from the Rockwall  
Independent School District for a site plan for a parking lot located on the  
north side of Yellowjacket Lane North of the intersection of Yellowjacket  
Lane and Greencrest Drive and Take Any Necessary Action.**

345 Crolley relayed the history of the request and indicated that Tony Tramel and John  
DeShazo, Traffic Engineers were present and had reviewed the request from a  
safety standpoint. Crolley reported that they had reviewed what needed to be done  
if there was a parking lot located across the street from the high school. Trammel  
reviewed their recommendations and indicated this was a new concept, having a  
350 parking lot on the opposite side of the road and reviewed the topography of the  
road regarding the crest of the hill. He indicated that the street was currently  
signed at 30 mph and that speeds were most likely higher than that in normal  
circumstance.

355 Coleson asked how many parking spots were in the current lot and how many  
would be in the new lot. Crolley stated there were 326 in the new lot and 600 in the  
existing. Welborn asked the number of students and the school representative  
stated the population was near 2000. Coleson indicated that the traffic was  
already of concern and that he was not in favor of adding more cars to the  
360 roadway. Trammel indicated that signalization would have to be on the basis of  
warrants and that if installed without warrants, it would be the City's responsibility  
to pay for installation and maintenance of it.

365 Morgan asked the applicant if they had considered the possibility of an elevated  
pedestrian walkway. Robert Howman, 1000 Decker Court, Glenn Engineering,  
Irving, came forward and discussed the student population and the fact that the  
need was a result of growth. He stated that they needed to have some safety and  
control over where the students park and that the school would also be doing  
some expansion of the high school which would entail use of the staff parking lot  
as a staging area. He indicated that an overhead bridge was being proposed.  
370 Howman stated that they wanted to make the bridge the path of least resistance.

Hatfield asked about the proposed clearance. Howman stated that it would be  
approximately 14 feet 6 inches. Buffington indicated that without signalization, the  
increased traffic would require more police enforcement. Howman indicated he  
375 didn't believe signalization was the best situation. Buffington stated that getting

from the parking lot to the school was one issue, but also the cars going out onto the street was another issue. Coleson indicated 900 cars would be loaded onto the road without any signal and that he was not in favor of it. Howman indicated that the existing parking lot emptied out onto Greencrest.

380

Welborn asked if it might be appropriate to remand the issue to the Planning and Zoning Commission at their next meeting since the school's plan was still developing. Self expressed concern over delaying the building of the lot, based on the fact that school would be starting and kids would be parking in inappropriate places. Hatfield asked the school representative if they were prepared to go ahead with a skybridge. Howman indicated they had received authorization to proceed with it. Buffington indicated a desire to see a final proposal. Coleson indicated that the stress on the street would only increase with the opening of the apartments. Morgan asked about investigating a parking structure over the existing lot.

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Hatfield asked about the proposed schedule for the construction of the addition, and Howman stated that without the parking lot it would be difficult to start the addition because of 150 parking stalls displaced. Coleson indicated he was not ready to vote on the request. Welborn asked to hear the recommendation of Ramsay and the Police Chief.

395

Ramsay indicated that the next meeting of the Planning and Zoning was July 28 and that they wanted to see it come back to them. He indicated that safety was not the only issue, that they had not seen drainage control information. He also reported that the traffic engineer had recommended a height clearance of 16' as necessary, not 14' 6" and that he would want to follow their suggestions. Ramsay addressed the issue of 406 inches of trees to be taken out, stating that they wanted to see those replaced. With only 8 days until the next Planning and Zoning Meeting, he felt it was not unreasonable to wait. Chief Watkins indicated that he had historical speed data on Yellowjacket and that the 30 mph speed zone was not complied with, but that the average speed was about 37 mph. Buffington asked if speed humps could be installed on the roadway. Couch indicated that Yellowjacket was not a road that would meet requirements for road humps because it was intended to carry a high volume of traffic.

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Crolley indicated that Tramel had recommended only crosswalks, not speed bumps. Morgan asked if the specific items could be enumerated in the motion and worked through. Welborn asked about drainage and lighting. Crolley indicated that Tramel and DeShazo had not reviewed the skybridge or the new treescape plan. He reported that the drainage calculations had been submitted and could be part of the engineering review. There was discussion concerning sending the case back to the Planning and Zoning Commission.

415

Howman indicated that he would like to leave with the charge of exactly what the Council felt was necessary so that they could be prepared at the Planning and Zoning meeting. Coleson indicated he felt it should be remanded back to the Planning and Zoning Commission. Welborn moved to remand the item back to the Planning and Zoning Commission and Coleson seconded the motion. The motion to remand the case back to the Planning and Zoning Commission was approved by a unanimous vote.

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425

Hatfield recessed the meeting for a break at 7:40 p.m.

430 Council reconvened at 7:50 p.m.

**City Manager's Report**

435 Couch indicated that the City had received the schematics from TxDOT on SH-205. She indicated that they had been reviewed by Tramel and that a worksession was needed with representatives from TxDOT present to go over the plans. Council set August 10 for the worksession.

440 Couch reported that water volumes and pressures were being met, however voluntary conservation was being requested because the City could have difficulty meeting the demand if there was a major water line break or a pump failure.

445 Couch reported that the City had opened bids on the Ralph Hall Parkway and that award of bids for the project as well as facilities agreements with the Church and Developer of the Home Depot site providing for funding for two lanes from Horizon Road to Market Center Blvd. would be on the next Council agenda.

450 Couch reported the bond election was set for August 15, and that the election notice would be published on Friday in the paper. She reported a flyer would go out to Council for review and then out to all water customers ten to twelve days prior to the election. It was noted that the early voting would start on July 29 and run until August 11 with a Saturday voting day on August 8.

**Discussion/Action**

455 **Discuss and Consider Approval of a Bid for Office Furniture for New City Offices and Take Any Necessary Action.**

460 Couch reported that included in the bid were the work stations as well as other furniture for the facility on Washington. She indicated that the recommendation was for award to the lowest bidder. Coleson moved for approval of the bid and Buffington seconded the motion. The vote was unanimous in favor.

465 **Discuss and Consider Approval of an Extension to the Moratorium on Development on Certain Newly Annexed Areas and Take Any Necessary Action.**

470 Couch indicated that Staff was working on the development of the land use plan and zoning for the newly annexed areas. She indicated that the extension would be for 60 days. Welborn moved for approval and Coleson seconded the motion. The vote was unanimous in favor.

**Discuss and Consider Approval of Land Acquisition for FM-740 Parcels #26, #50 and #55 and Take Any Necessary Action.**

475 Couch indicated that Staff recommended approval of the acquisition of the parcels. Coleson moved for approval and Morgan seconded. The vote was unanimous in

favor.

480 **Discuss and Consider Approval of an Interlocal Agreement with Rockwall County for Septic Tank Inspection Services and Take Any Necessary Action.**

485 Couch reviewed the need for the agreement and indicated that the City had not had a large need for septic inspections, but could require some with the newly annexed areas. She indicated that the County had been providing a certified inspector and that the Judge wanted to execute a formal agreement with the County. Buffington asked if Staff anticipated a need in the future for the City to have personnel to do the inspections. Couch stated that the training was quite extensive and that she felt the use of the County resource was most efficient. 490 Welborn asked if administrative costs would be charged. Couch stated there would be administrative fees added. Buffington moved for approval of the interlocal agreement and Morgan seconded. The motion was approved by a unanimous vote.

495 The Mayor recessed the meeting into executive session at 8:05 p.m.

**Hold Executive Session under Section 551.074 of the Texas Government Code To Discuss:**

- 500 **1. Personnel Issues:**  
**1. Appointments to various boards and commissions**  
**2. City Manager's Review**  
**3. City Attorney's Review**

**Take Any Necessary Action as Result of Executive Session**

505 Council came out of Executive Session at 8:25 p.m.

Self moved to approve the appointment of the following to the Planning and Zoning Commission and Coleson seconded the motion:

- 510 Kevin Hall new member, term expires 2000  
Jim Greenwalt reappointment, term expires 2000  
Gregg Herring reappointment, term expires 2000

The above were approved by a unanimous vote.

515 Coleson moved to approve reappointment of John Schatz to the Parks and Recreation Board and the motion was seconded by Buffington. The vote was unanimous in favor.

Buffington moved to approve the appointment of the following members of the Firefighter Support Committee and the motion was seconded by Morgan:

- 520 Margaretta Groark reappointment, term expires 2000  
Robert Charles new member, term expires 1999

The appointments were approved by a unanimous vote.

525 Morgan moved to approve reappointment of the following members of the Cultural Arts Commission and the motion was seconded by Self:

- Joetta Welch Currie reappointment, term expires 2000  
Doris Yanger, reappointment, term expires 2000



530 Kathy Melston reappointment, term expires 2000  
The appointments were approved by a unanimous vote.

Welborn moved to approve the appointment of the following to the Board of Adjustments and the motion was seconded by Morgan:

535 Bill Hensel reappointment, term expires 2000  
Richard Lock reappointment, term expires 1998  
Craig Monroe (Alternate) new appointment, term expires 2000

The appointment were approved by a unanimous vote.

540 Buffington moved to approve the appointment of the following to the Construction Advisory Board and Coleson seconded the motion:

Mike Keegan reappointment, term expires 2000  
Mike Reid reappointment, term expires 2000  
Lynn Broyles reappointment, term expires 2000

The appointments were approved by a unanimous vote.

545 Buffington moved to approve the appointments of the following to the Architectural Review Board and the motion was seconded by Morgan:

Lynn Broyles reappointment, term expires 2000  
John Lindsey reappointment, term expires 2000

550 The appointments were approved by a unanimous vote.

555 The Council then went back into Executive Session at 8:26 to discuss the evaluation of the City Manager and the City Attorney. The Council then came out of Executive Session at 8:50 p.m. No further action was taken as a result of the executive session.

### Adjournment

560 The Mayor adjourned the meeting at 8:50 p.m.

APPROVED:

565 ATTEST: \_\_\_\_\_  
George R. Hatfield, Mayor

570 \_\_\_\_\_  
Cindy Kindred, City Secretary